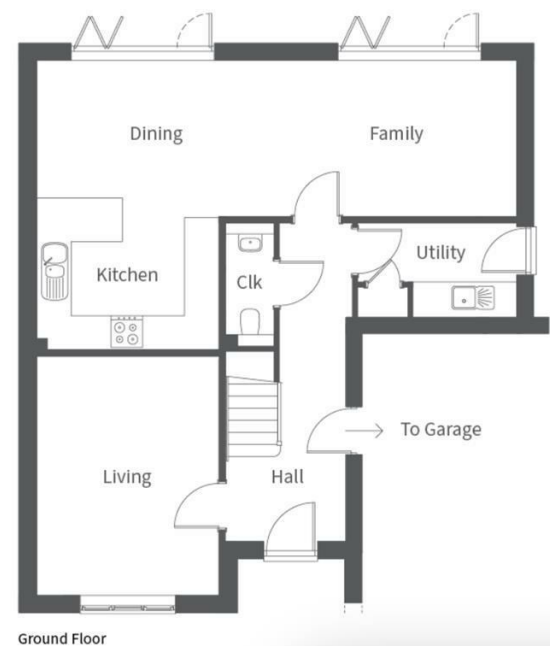
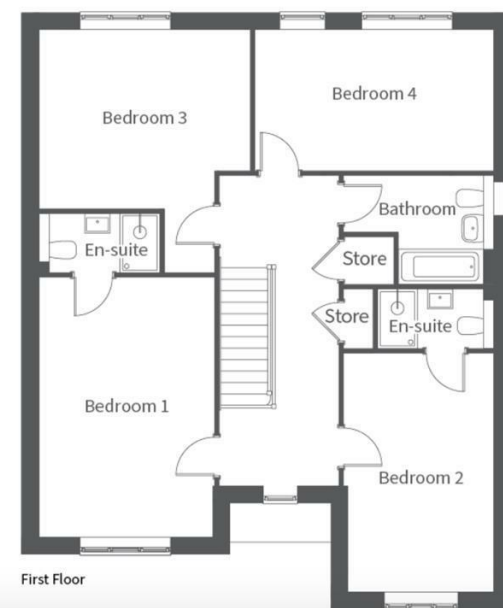


## The Blenheim

Ground Floor	Millimetres	Feet / inches
Living	4490 x 3445	14'9" x 11'4"
Kitchen / Dining / Family	9070 x 5450	29'9" x 17'11"
Utility	2990 x 1760	9'10" x 5'9"



First Floor	Millimetres	Feet / inches		Millimetres	Feet / inches
Bedroom 1	5155 x 3495	16'11" x 11'6"	Bedroom 3	4830 x 4210	15'10" x 13'10"
En-suite 1	2405 x 1180	7'11" x 3'10"	Bedroom 4	4760 x 2800	15'7" x 9'2"
Bedroom 2	4765 x 2990	15'8" x 9'10"	Bathroom	2990 x 2165	9'10" x 7'1"
En-suite 2	2305 x 1180	7'7" x 3'10"			



### 4 Bed House

Plot 22 The Blenheim Limers Lane, Northam, Bideford, EX39 2RJ

Guide Price

**£590,000**

### Directions

Looking to sell? Let us  
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Call 01237 879797  
or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

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Room list:

## Overview

House Features  
Each home features a sympathetic, plot specific finish (white light render / stone render / straw yellow render / red brick), either individually or in combination, paired with a pan, or plain tiled roof and complemented by white windows. Please consult with our Sales Advisor for details and examples

Well-planned development with generous outside space built by an award-winning privately-owned local developer using traditional materials with a Premier Gurantee 10 year warranty for piece of mind

Fully fitted kitchen, eye level electric oven and 4 burner gas hob with stainless steel/glass splash-back and hood extractor with integrated fridge/freezer and dishwasher

Choice\* of fully fitted kitchen units with ample wall and floor cupboards, profile worktops with matching up-stands (\*subject to build stage)

Gas fired central heating system with combi boiler to 3 beds and to 4 beds with an en-suite. Condensing boiler with cylinder to 4 beds with 2 en-suites (Knowle and Blenheim). Photovoltaic (solar) panels fitted to all plots.

Duravit sanitary ware in white with stylish taps, concealed cisterns together with wall hung toilet. Shaver socket to en-suite and bathroom, Thermostatically controlled radiators, heated chrome Towelrad 'Pisa' towel rails to en-suite and bathroom

Recessed down lights to kitchen, entrance hall, bathroom, en-suite and cloakroom. External recessed down light or coach light fitted to front and rear

Garage (car ports, singles & doubles) and parking space(s) infrastructure to garage for electric vehicle charging point (7KW), rear garden 6ft close boarded fencing and top-soil, front garden laid to turf or shrubs

Power sockets with USB points fitted to living room , kitchen and bedroom 1 (plus study in Camden and Knowle), TV points in the living room, bedroom 1, and bedroom 2

## Services

Type your text here

## Council Tax band

## EPC Rating

## Tenure

Freehold

## Viewings

Strictly by appointment with the  
Phillips, Smith & Dunn Bideford  
branch on  
01237 879797

